

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

Chick-Fil-A
DSP-08069

Filed: Pre-application notice sent on October 31, 2008.
Location: Cherry Hill Road/Autoville
Applicant: Ben Dyer Associates, Inc.
Purpose: Chick-fil-A fast food restaurant with drive through
Status: Application has not been filed.

MAZZA GrandMarc Apartments/Commercial
DSP-04049-01

Filed: Pre-application notice filed November 25, 2008
Location: West side of US Route 1, south of Hollywood Road
Applicant: PPC / CHP Maryland Limited Partnership
Purpose: Construction of approximately 10,000 square feet of retail commercial space.
Status: Application has been accepted. No hearing date scheduled.

Craftstar Townhouses
DSP 04081/02

Filed: May 2009
Location: South Core of Greenbelt Station
Applicant: Craftstar Home/Dewberry
Purpose: Amendment to the townhouse architecture in previously approved detailed site plan submitted by Pulte.
Status: Referred as Planning Director review and approval. City of Greenbelt requested a Planning Board hearing. The hearing slated for November 5, 2009 was rescheduled to January 14, 2010, continued to February 11, 2010 and continued again to March 4, 2010.

K. Hovnanian Homes
DSP 04081/04

Filed: Pre-application notice filed November 5, 2009
Location: South Core of Greenbelt Station
Applicant: K. Hovnanian Homes
Purpose: Amendment to the townhouse architecture in previously approved detailed site plan submitted by Pulte.
Status: No application has been filed.

N.V. Homes
DSP 04081/05

Filed: Pre-application notice filed November 5, 2009
Location: South Core of Greenbelt Station
Applicant: N.V. Homes
Purpose: Amendment to architecture for two over two units approved for Pulte.
Status: No application has been filed.

Steven Behr House
SE 4611 and DDS 590

Filed: Pre-application notice sent July 31, 2009
Location: 4618 College Avenue
Applicant: Steven Behr
Purpose: To vary the bedroom percentages allowed and validate the existing driveway width.
Status: On December 17, 2009, the Planning Board recommended approval with conditions. The Zoning Hearing Examiner will hear the case on February 3, 2010.

Litton Technology Center/Riverside
Preliminary Plan 4-09022

Filed: Pre-application notice sent June 29, 2009
Location: End of 51st and 52nd Avenues and north side of River Road in the College Park/Riverdale Transit Development Overlay Zone (TDOZ).
Applicant: University of Maryland

Purpose: Resubdivision of two existing plats of subdivision for office and research development
Status: Application has not been referred.

M-Square, University of Maryland Research Park Detailed Site Plans

Filed: September 11, 2009
Location: 4400, 4500 and 4600 River Road, College Park, MD
Applicant: Mannekin/COPT
Purpose: Development of 3 – 5-story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.
Status: Applications have not been referred.

Starview Plaza
DSP 08010/02

Filed: Pre-application notice filed August 31, 2009
Location: 8700 Baltimore Avenue
Applicant: Starview Plaza
Purpose: Revision of the previously approved DSP (08010/01) to include construction in two phases
Status: Application accepted for expedited review. On November 5, 2009 the Planning Board approved the application and final resolution. A ground breaking was held on December 14, 2009 and construction is now underway.

Chinese Bible Church of College Park
DSP 09010

Filed: Pre-application notice sent November 5, 2009
Location: 9618 Autoville Drive
Applicant: Chinese Bible Church of College Park, Inc.
Purpose: Addition to existing church and expansion of parking lot
Status: Application has not been filed.

Baywood Hotels
DSP 10005

Filed: Pre-application notice submitted.
Location: 9137 Baltimore Avenue
Applicant: Baywood Hotels
Purpose: Replacement of the existing Howard Johnsons and Days Inn hotel with two new hotels. Applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property
Status: Application has not been filed.

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

BPV-2007-01

Filed: October 5, 2007
Applicant: Sandro Baiza
Location: 3705 Marlborough Way
Request: Revocation of Building Permit 1640 for a fence
Status: Oral argument held before the Mayor and Council on February 26, 2008 and was continued until April 1, 2008 for more deliberation. On April 8, 2008 the Mayor and Council denied the request for validation of the building permit and required the removal of the retaining wall in the front yard. The applicant is required to submit a proposal for removing all of the retaining wall at the June 3, 2008 work session. On May 7, 2008, the applicant filed in the Circuit Court for Prince George's County for judicial review of the decision. Oral arguments were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision to the Court of Special Appeals and is scheduled to be heard in March 2010.

CPV-2007-12

Filed: June 8, 2007
Applicant: Miriam Diaz
Location: 4712 Fox Street
Request: Variance to expand the existing driveway and validate in existing shed and porch
Status: Continued until further notice.

APC-CEO-0013-2004

Applicant: Robert Schnabel & Stephanie Stullich
Location: 7400 Dartmouth Avenue

Request *Insufficient time allotted to complete tasks required for compliance.*
Status: *At the APC's December 3, 2009 meeting the applicant submitted an updated timeline and photographs of the progress made on the property violations. They will submit a written interim progress report in June 2010 and will meet before the APC again in December 2010.*

CPD-2009-01

Filed:
Applicant: *Hamid Fallahi (Darcars)*
Location: *9330 Baltimore Avenue*
Request: *Departure to erect a freestanding sign*
Status: *Continued until further notice.*

CPV-2009-11

Filed: *August 31, 2009*
Applicant: *Christopher Martin*
Location: *5027 Muskogee Street*
Request: *Variance to permit construction of a 10.5' x 20.0' driveway partially in front of the house and to validate the existing front yard and side yard setbacks*
Status: *On December 1, 2009, the applicant requested oral argument before the Mayor and Council. A hearing was scheduled for January 26, 2009. On January 22, 2010, Mr. Martin submitted an e-mail withdrawing his appeal for oral argument.*